



A HANDSOME DETACHED RESIDENCE, SITED WITHIN LARGE GARDENS AND
BENEFITTING FROM SUPERB COUNTRY VIEWS



Rocathaine, Seaton Road, Colyford, Devon EX24 6QW
Guide Price £1,100,000

- Detached House
- Beautifully Presented
- 5 Bedrooms – 2 with Ensuite
- Lounge with Woodburner
- Separate Dining Room
- Well Appointed Kitchen Diner and Utility
- Family Bathroom
- Large Mature Gardens
- Driveway Parking for Several Vehicles
- Double Garage and Store – Annexe Potential



'Rocathaine' is a superior detached house, constructed of stone elevations with brick detailing and built around 14 years ago.

Under the current ownership since new, the property is expertly appointed and presented, with spacious accommodation throughout and offering great versatility and potential for reconfiguration and family use depending on requirements.

The principal rooms are all of a generous size, with two bedrooms benefitting from en-suite facilities, as well as a superb kitchen diner which is the real hub of the home. The attic room/bedroom 5 could also be used as a self contained space, office or studio, whilst the rear garden provides a wonderful entertaining space for friends and family with a vast patio area and lawn.



The double garage (with light and power) could also be utilised and served as a separate studio or annexe, with potential income for future owners if choosing to long or short term let, subject to the necessary consents being granted.

The Accommodation Comprises:

GROUND FLOOR

Entrance Hall

Wood laminate flooring, understairs cupboard, ceiling spotlights, smoke alarm. Stairs rising to first floor. Doors off to:

Cloakroom

With WC, vanity unit with inset hand basin, extractor vent, inset spotlights.

Lounge

21' x 13'1" (6.40m x 3.99m)

With double glazed windows to front, french doors to garden, open fireplace with woodburning stove, TV point, wall lamps. Double doors to:



Dining Room

13'3" x 10'2" (4.04m x 3.10m)

With french doors to garden, wall lamps, door to hall. Double doors to:



Kitchen/Diner

21' x 10'9" (6.40m x 3.28m)

With tiled floor, double glazed window to front, french doors to garden, inset spotlights, matching shaker style wall and base units with marble effect worktops, integrated appliances including fridge, dishwasher, space for range oven, inset 1.5 bowl Belfast sink, tiling to splashback areas. Door to:

Utility Room

10'2" x 8'6" (3.10m x 2.59m)

With dual aspect double glazed windows, matching wall and base units with laminate worktops and inset Asterite sink and drainer, space for washing machine and tumble dryer, storage closet. Door to:

Plant Room

Housing ground source heat energy system and heat pump, tiled floor. uPVC stable door to outside.

FIRST FLOOR

Landing

With smoke alarm, inset spotlights, staircase rising to second floor. Doors to:

Bedroom 1

14' x 12'9" (4.27m x 3.89m)

With dual aspect double glazed windows, built in wardrobes with sliding doors, TV point. Door to:

Ensuite

Fully tiled with double glazed window to rear, vanity unit with inset hand basin and WC, shower cubicle with thermostatic shower, heated ladder towel rail.

Bedroom 2

13'1" x 10'4" (3.99m x 3.15m)

With double glazed window to rear, TV point, door to:

Ensuite

Fully tiled with double glazed window to rear, WC, vanity unit with inset hand basin, shower cubicle with thermostatic shower, heated ladder towel rail.

Bedroom 3

11'8" x 10'4" (3.56m x 3.15m)

With built in wardrobe, double glazed window to rear, TV point.

Bedroom 4

12'2" x 8' (3.71m x 2.44m)

With double glazed window to front, built in wardrobe, TV point.

Bathroom

Partly tiled, with tiled floor, double glazed window to front, jacuzzi bath, shower cubicle, WC, heated towel rail, vanity unit with inset hand basin.

SECOND FLOOR

Small landing with door to:



Bedroom 5/Attic Room

38'2" x 13'8" (11.63m x 4.17m)

With dual aspect velux windows affording country views and partial sea glimpses to one aspect, eaves storage.

LOCATION AND OUTSIDE SPACE

Rocathaine is situated off Seaton Road, one of the main routes to and from Seaton via Colyford. The property is set back from the road and is approached via a pillared entrance and gravelled driveway (providing ample parking for numerous vehicles) leading to the front entrance for the house. The frontage is mainly laid to the gravelled driveway with shrub borders, with lawned areas to either side with trees on both sides, whilst the rear garden is mainly laid to lawn with mature specimen trees, a Leylandii hedge and mature shrubs interspersed throughout. There is also a large patio area, which can be accessed internally via double french doors from the main living spaces, with steps up to the lawn, with the rear garden being enclosed by timber fencing.

Double Garage

18'1" x 29'4" (5.51m x 8.94m)

With up and over electric door, double glazed window to one side, squared opening to further storage area with base units and laminate worktops and stable door to side, double glazed window to front.

MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: F

Tenure: Freehold

We understand that the Vendor owns part of the drive to the left of the drive for Rocathaine, but the neighbours have a right of way over this.

Additional photos available upon request.

SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Ground Source Heat Energy heating

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

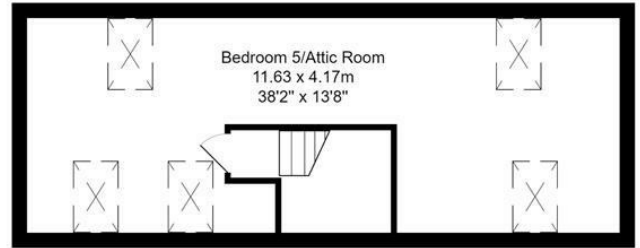
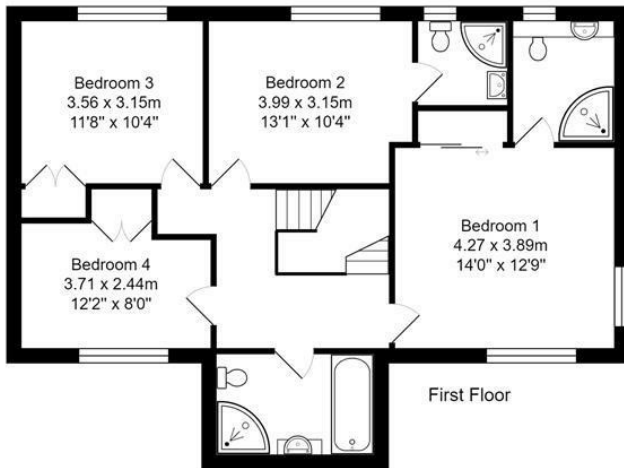
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

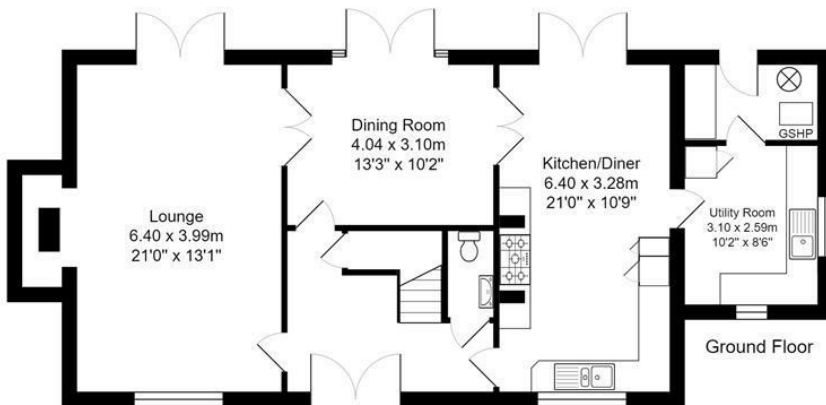
From Lyme Regis take the A3052 (Sidmouth Road) to Colyford and continue through the village. Turn left just before the Post Office into Seaton Road. Rocathaine will be found after a short distance on the right hand side.



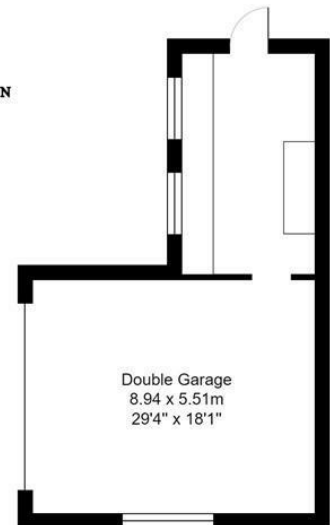
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Second Floor



Ground Floor



Double Garage
8.94 x 5.51m
29'4" x 18'1"

Total Area: 220.8 m² ... 2377 ft² (excluding double garage, workshop)

Not to scale. Measurements are approximate and for guidance only.

NOTES:

- 1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
- 2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

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